



BIRMINGHAM  
LAND BANK

# Which properties are eligible for Land Bank Programs?

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- The Land Bank can request and acquire tax deeds from the State of Alabama Department of Revenue to properties that are at least three (3) years tax delinquent and located within the city limits of Birmingham (*effective August 1, 2021*). Once the tax deed is acquired, the Land Bank may file a quiet title action to clear the title.

# Who is eligible to acquire property?

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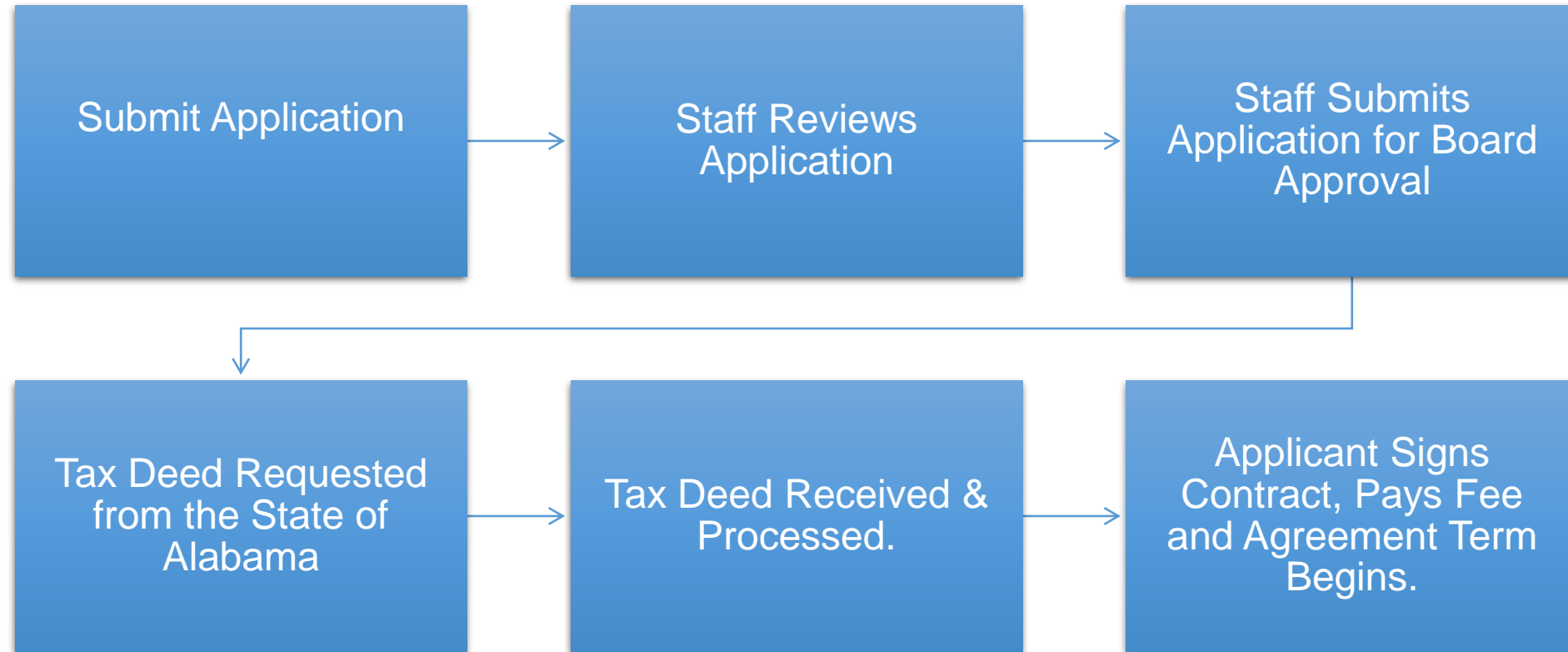
- **Individuals, governmental entities, non-profit and for-profit corporations are all eligible to acquire property through the BLBA.**
  - Must not own tax delinquent property
  - Must not have defaulted on prior BLBA Agreement.
  - Must not have current state or local violations on property.
  - BLBA reserves the right to examine properties owned by an applicant within the City of Birmingham for code violations.

# Lot Lease Program

- Individuals who live and own a home next door to a vacant lot or in the same neighborhood as the vacant lot can submit an application to enter into a lease agreement with the Land Bank.
- Non-profits, including churches, are eligible if they are open and operating in the same neighborhood as the vacant lot.
- The lease will give you the right to use the vacant lot in accordance with the City's zoning laws & ordinances.
- Responsibility to maintain the lot for the 2-year period
- Option to bridge into the Quiet Title program, to own the property or receive a Quitclaim Deed
- Cost = \$50 fee per lot; limit to 3 lots at one time
- *Benefits:*
  - Individuals, churches and non-profits can help remove blight from the neighborhood while saving funds to gain ownership through the Quiet Title Program.

# Lot Lease Program Process

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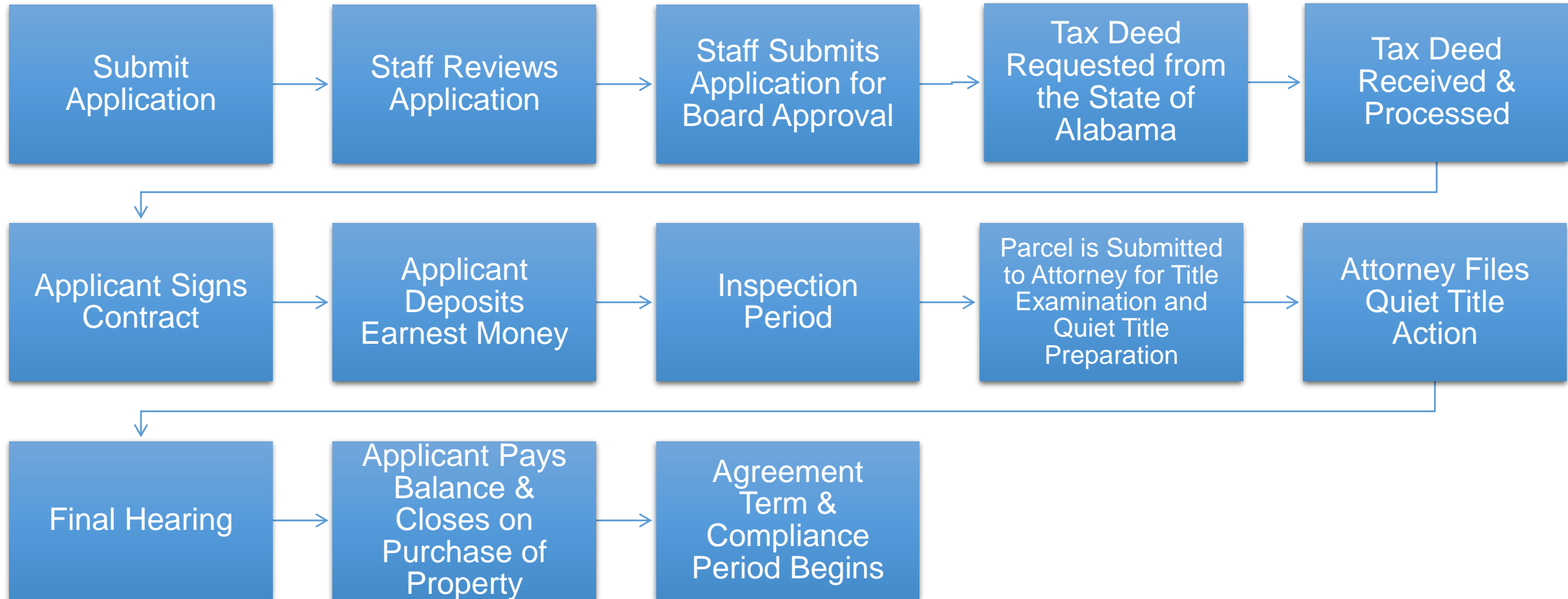


# Quiet Title Program

- Individuals or organizations wanting full ownership of a property with plans to improve the property including, renovating an existing structure (residential or commercial), within 365 days from the date of closing
- Property must be at least three (3) years tax delinquent (*effective August 1, 2021*)
- Property must be unoccupied
- Requires a development plan and proof of funding
- Redemption by prior owner is possible
- Starting Cost = \$5,000.00 plus closing costs
- *Proposed Uses:*
  - Owner Occupied Residential
  - Rental/Lease Residential
  - Resale Residential
  - Renovate for a family member
  - Non-Profit Use
  - Commercial Use

# Quiet Title Program Process

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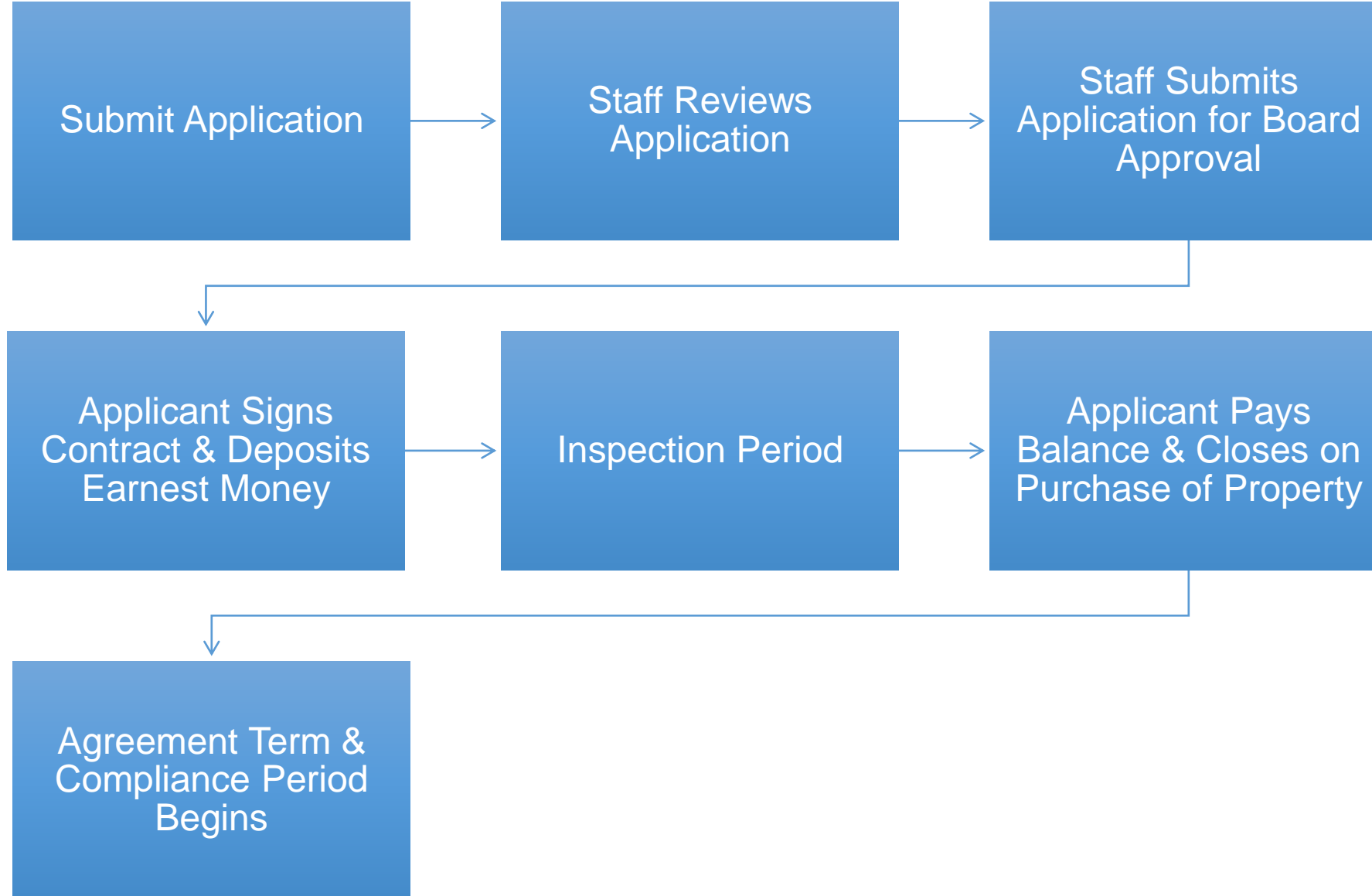


# Immediate Acquisition Program

- Properties in this program have clear titles.
- Individuals and organizations are required to submit an application and provide a development plan and proof of funding.
- Minimum price for each property will be \$5,000 plus closing costs.
- If there is a structure on the property, give your best assessment of the renovations needed and amount of funding required for the investment.
- Consider framing, fixtures, plumbing, mechanical, electrical and other categories that will need to be addressed.

# Immediate Acquisition Process

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# Compliance Period

**Within 15 Days** Secure existing structure, remove debris, cut grass & weeds

**Within 45 Days** Start Non-permanent Improvements  
(Fences or Gardens)

**Within 90 Days** Start Permanent Improvements

**Every 90 Days** Inspections/Updates



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